

BLOCK 400 PLANNED COMMUNITY DISTRICT

Newport Center

December 1983

Newport Beach, California

Ordinance 88-119
Adopted December 12, 1988
Amendment No. 672

Resolution No. 95-115
Adopted October 9, 1995
Amendment No. 825

Ordinance No. 2009-28
Adopted November 24, 2009
Amendment No. 2009-111

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INTRODUCTION

The Block 400 Planned Community District for the City of Newport Beach is a part of the Newport Center Development and is in conformance with the Newport Beach General Plan adopted in March 1983 and as amended.

The subject property, known as Block 400, consists of approximately 11.92 acres and is adjacent to Newport Center Drive on the west, San Miguel Drive on the south, Avocado Avenue on the east and San Nicolas Drive on the north.

The purpose of this Planned Community (PC) District is to provide for the Zoning Classification and Development of the subject property in accordance with the Development Standards set forth herein. Block 400 is the Newport Center Medical Building Complex consisting of 4 existing buildings (1 9-story, 1 8-story and 2 7-story with a One-Level parking structure adjacent). The buildings contain commercial, professional, institutional, business office, medical and dental office, and support commercial uses ancillary to the office uses. The remainder of the site is divided between surface parking and landscaping with an area containing a parking deck.

The General Site location and the Land Use Plan for the subject property are set forth in Figure I.



FIGURE I – GENERAL SITE LOCATION

SECTION I. STATISTICAL ANALYSIS

1. Areas of Development:

11.924 Acres

2. Area Summary:

Gross Floor Area

Building #1 (Existing) - 80,000 S.F.

Building #2 (Existing) - 100,497 S.F.

Building #3 (Existing) - 91,448 S.F.

Building #4 (Existing) - 80,000 S.F.

TOTAL 351,945 S.F.

Percentage of Site Coverage

Building Footprint - 10%

Parking Area - 65%

Landscape and Pedestrian Circulation - 25%

3. Intensity of Developed Areas:

Maximum Floor Area for Commercial, Professional, Institutional, Business and Medical Office Uses - 351,945 S.F.

SECTION II. GENERAL NOTES

1. Water service to the Planned Community District will be provided by the City of Newport Beach.
2. Development of the subject property will be undertaken in accordance with the flood protection policies and requirements of the City of Newport Beach.
3. Grading and erosion control provisions shall be carried out on all areas of the Planned Community in a manner meeting the approval of the Planning Director.
4. Except as otherwise stated in this Ordinance, the requirements of the Newport Beach Zoning Ordinance shall apply. The contents of this text notwithstanding, all construction within the boundaries of this Planned Community District shall comply with all provisions of the City of Newport Beach's Uniform Building Code and the various mechanical codes related thereto.
5. All parking lot lighting shall be subject to the review and approval of the Planning Director.
6. All mechanical appurtenances on building roof tops and utility vaults shall be screened from view in a manner meeting the approval of the Planning Director.
7. Prior to the issuance of grading permits for Block 400 such area shall be examined to determine the existence and extent of archaeological and paleontological resources in accordance with adopted policies of the City of Newport Beach.
8. Building No. 4 shall be subject to the issuance of a Use Permit.
9. Sewage disposal service facilities to the Planned Community District will be provided by Orange County Sanitation District No. 5.
10. Building No. 4 shall pay its "fair-share" of Circulation Systems Improvements for the ultimate circulation system prior to the issuance of any building and/or grading permits.
11. Building No. 4, prior to the issuance of any building and/or grading permits, shall deposit with the EIR Finance Director the sum proportional to the percentage of future additional traffic related to said building in the subject area, to be used for the construction of a sound attenuation barrier on the southerly side of West Coast Highway in the West Newport, and in the Irvine Terrace, and in the Jamboree Road areas.

**SECTION III. COMMERCIAL, PROFESSIONAL, INSTITUTIONAL,
BUSINESS AND MEDICAL OFFICES**

1. Intent: The intent in development of Block 400 is to permit the location of Commercial, Professional, Institutional, Business and Medical and Dental Office uses and a limited amount of commercial support activities involving sales to the general public of products related to the operation and use of such office facilities.
2. Permitted Uses:
 - A. Administrative, Professional, Institutional, Financial, Business, Medical and Dental Offices.
 - B. Retail Sales and Services of a convenience nature, ancillary to the operation and use of the office facilities, located on the first floor of the buildings. Examples of such uses include without limitation pharmacy, optical, surgical and orthopedic supply, hearing aid sales, dental or clinical laboratory, medical accounting business, telephone answering service, barber shop, tobacco store, card shop, confectionery and newspaper stands.
 - C. Medical Clinic
 - D. Parking Lots, Structures and Facilities.
 - E. Restaurants, bars and theater/nightclubs subject to the approval of a use permit.
3. Building Location: All buildings shall be located in substantial conformance with this Ground Level plans (**Figure II**) and Parking Deck Level plan (**Figure III**).
4. Building Height: Building No. 4 shall be limited to a maximum height of 113'-6" above approved finished floor elevation as shown on the grading plan to be prepared in accordance with the provisions of paragraph 12 of this Section.
5. Signs:
 - A. Building Address Sign. Building address numerals and street name shall be a maximum of two (2) feet in height. Building address signs for Building No. 4 shall be located on the east and west elevations on the sign band at the First Level and shall conform to the signage on existing buildings No. 3 and No. 4.
 - B. Project Identification Signs.
 - i. Monument Signs identifying the entire complex contained in Block 400 Planned Community District are proposed in two (2) locations:
 - a) Newport Center Drive in landscaping in front of Building No. 1.
 - b) San Miguel Drive in landscaping just east of Building No. 4.
 - ii. Project identification signs shall be of a standard type to be constructed according to criteria furnished by the Irvine Company and approved by the Planning Director.

C. Tenant Identification Signs. Tenant identification signs are divided into three (3) categories which are:

- i. Regular Tenant
- ii. Major Tenant
- iii. Special Category Tenant

The above mentioned signs are oriented to a standard legibility scale for pedestrian and vehicle recognition, and will be designed and constructed in accordance with the Newport Center criteria of the Irvine Company.

6. Sign Standards:

- A. Signs (to include all those visible from the exterior of any building) may be lighted but not signs or any other contrivance shall be devised or constructed so as to rotate, gyrate, blink, or more in any animated fashion.
- B. Signs shall be restricted to advertising only the person, firm, company or corporation operating the uses conducted on the subject property.
- C. A wall sign with the individual letters applied directly shall be measured by a rectangle around the outside of the lettering and/or the pictorial symbol and calculating the area enclosed by such line.
- D. All signs attached to the building shall be flush mounted and located on the sign panel above the first level.

7. Parking:

Adequate off-street parking shall be provided to accommodate the parking needs for the development of Block 400. The intent is to eliminate the need for any on-street parking.

Required off-street parking shall be provided on the site of the use served, or on a common parking area in accordance with applicable off-street parking requirements of the City of Newport Beach Zoning Ordinance. On-Site parking spaces for all uses in Area One will not exceed a maximum of the number required by the City of Newport Beach zoning Ordinance, provided that a maximum of twenty-five percent (25%) and two percent (2%) respectively, of such total parking spaces may be limited to use for compact cars and for handicapped persons respectively, upon approval of parking plan approved by the Planning Director and City Traffic Engineer. The requirement for parking supporting a medical office use shall be 3.5 parking spaces per 1,000 s.f. of Gross Building Area.

8. Landscaping:

Detailed landscaping and irrigation plans, prepared by a licensed landscape architect or architect, shall be reviewed by the Director of Parks, Beaches and Recreation. All landscaping referred to in this paragraph shall be maintained in a neat and orderly fashion.

- A. Screening. Areas used for parking shall be screened from view or have the view interrupted by landscaping, and/or fencing from access streets and adjacent properties. Plant materials used for screening purposes shall consist of lineal or grouped masses of shrubs and/or trees.

- B. Landscaping -Vehicle Separation. All landscaped areas shall be separated from adjacent vehicular areas by a wall or curb, at least six (6) inches higher than the adjacent vehicular area.
 - C. Parking Areas. Trees, equal in number to one (1) per each seven (7) surface parking stalls shall be provided in the parking area of Block 400.
9. Loading Areas: Streetside loading shall be visually screened from view from access streets and adjacent property. Said screening shall form a complete opaque screen.
10. Refuse Collection Areas:
- A. All outdoor refuse collection areas shall be visually screened from access streets and adjacent property. Said screening shall form a complete opaque screen.
 - B. No refuse collection area shall be permitted between a frontage street and the building line.
11. Telephone, Gas and Electrical Service:
- All "on-site" gas lines, electrical lines and telephone lines shall be placed underground. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

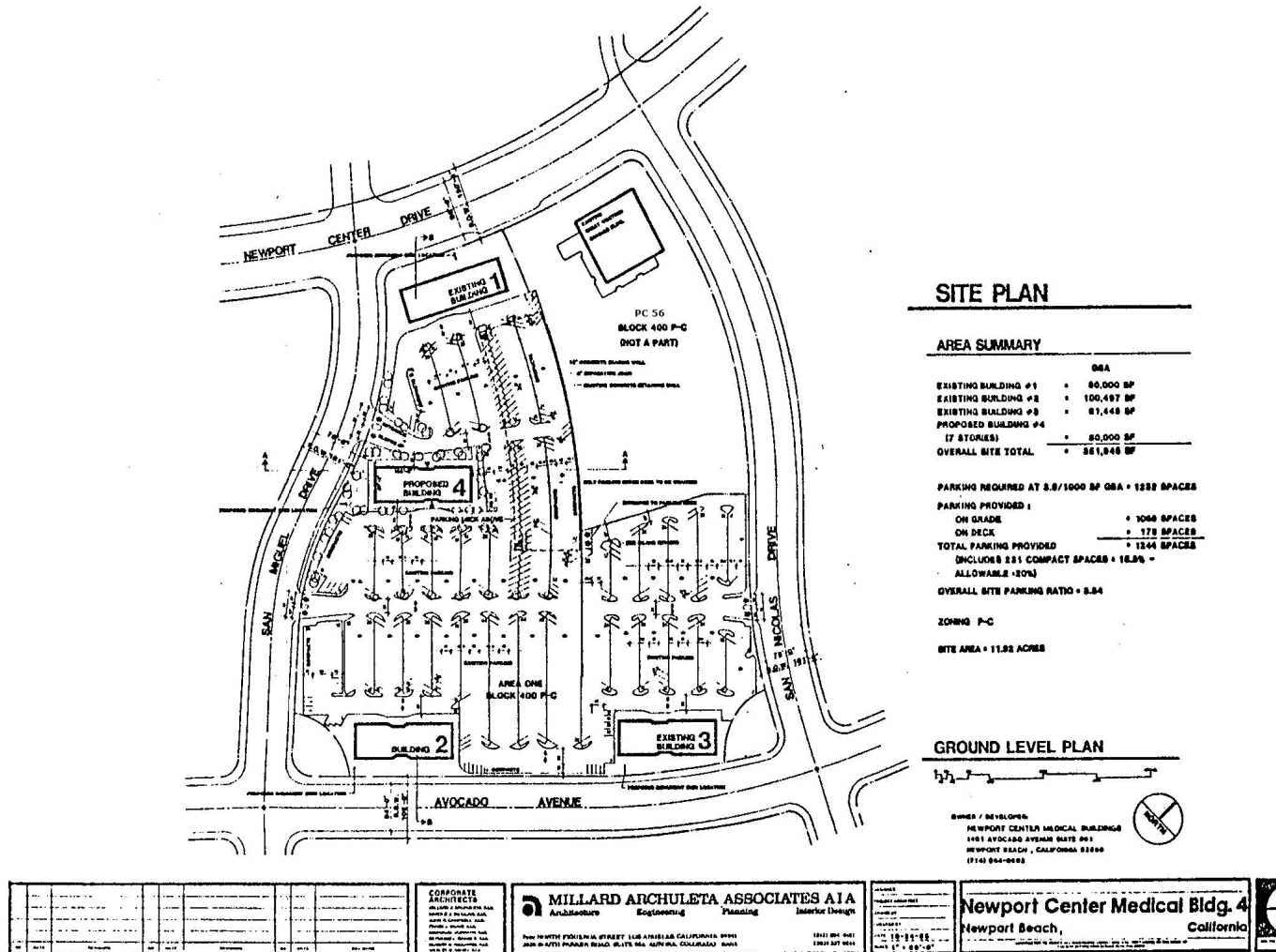


FIGURE II – GROUND LEVEL PLAN

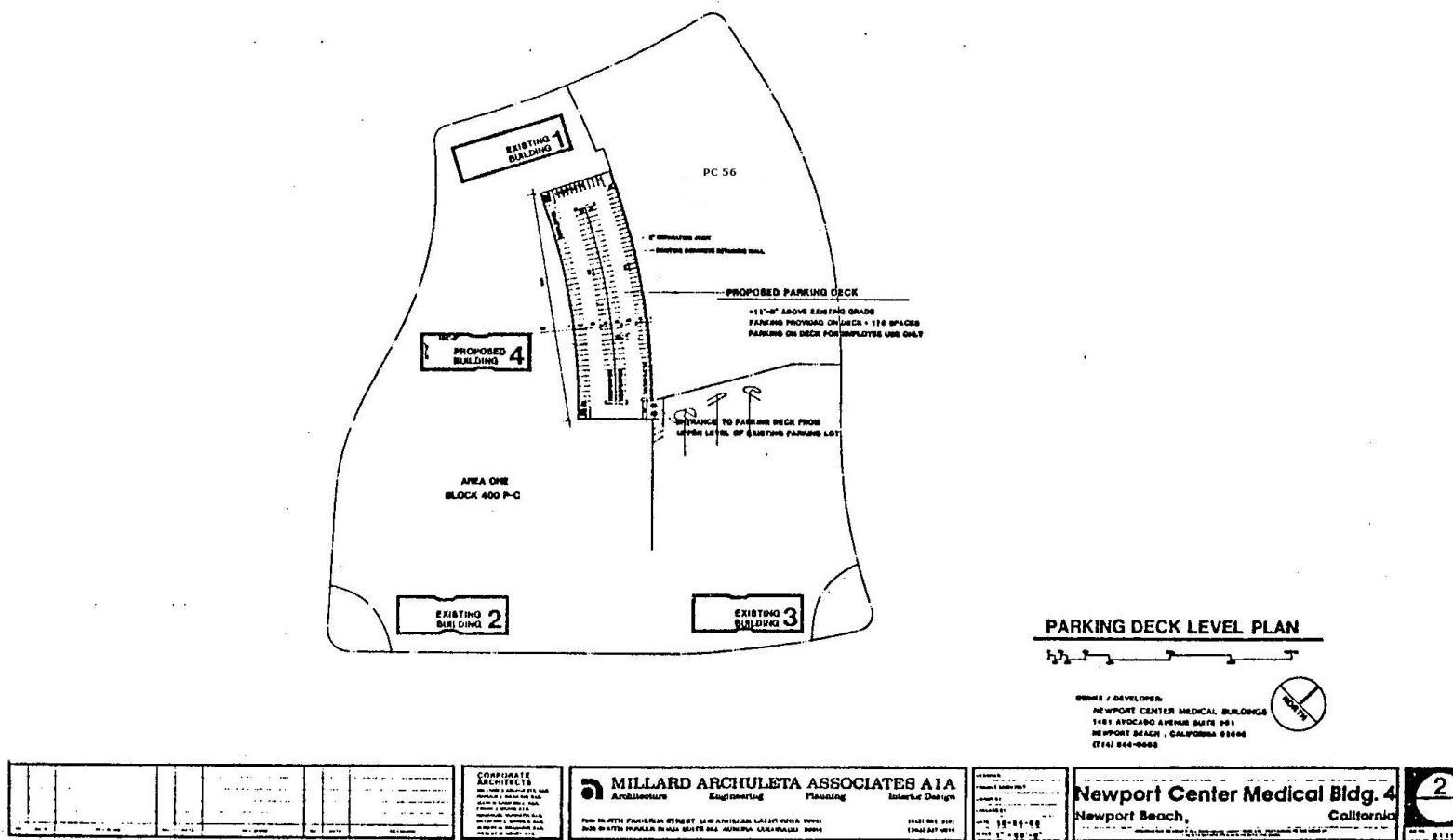


FIGURE III – PARKING DECK LEVEL PLAN

AMENDMENTS

Establish restaurants as a permitted use within Block 400, subject to the securing of a use permit in each case. (Amendment No. 672, adopted December 12, 1988.)

Establish bars and theater/nightclubs as permitted uses within Block 400, subject to the securing of a use permit in each case. (Amendment No. 825, adopted October 9, 1995.)

Remove northwest corner at Newport Center Drive and San Nicolas Drive, and open space corners from Avocado from the Block 400 Planned Community District. (Ordinance No. 2009-28, adopted November 24, 2009.)